



Salisbury Terrace, Wavertree, L15 4HD

- Two/Three Bedroom Mid Terrace Property
- In Need of Modernisation, Bursting With Potential
- Entrance Hall, Two Reception Rooms and Kitchen
- Loft Room Offering Space for Third Bedroom
- Located in the Popular Residential Area of Wavertree
- Accommodation Arranged Over Four Levels
- Two Double Bedrooms and Large Family Bathroom
- Basement With Opportunity for Conversion

£220,000

Description

Nestled in the popular residential area of Wavertree on Salisbury Terrace, L15, is this charming two/three bedroom mid terrace property. With some modernisation, this house has all the potential to be the perfect home for those looking to put their own stamp on a property. Arranged over four floors, the property comprises briefly of an entrance hall leading through to two reception rooms and a kitchen to the ground floor. The first floor features two double bedrooms along with a generously sized family bathroom. The loft room, accessed via stairs, could be transformed into a lovely third bedroom and the large basement has plenty of opportunity for conversion. As the appointed agent, we would highly recommend a viewing to appreciate the potential that this property has to offer.

Location

A large and varied area of the City, much of it ideal for student investors as it consists largely of good sized, reasonably priced terraced properties close to the two main University bus routes, which run through the heart of Wavertree along both Smithdown Road and Picton Road. Many working professionals are drawn to the outskirts of Wavertree where a selection of first time buyer and family semi or detached properties can be found, along with character properties in Wavertree Garden Suburb (off Thingwall Road) and Wavertree Village (off Picton Road). Open space includes Greenbank Park and Wavertree Playground - known locally as The Mystery due to the anonymous nature of the donor of the land - which includes Wavertree Sports Park with Liverpool Aquatics, Liverpool Tennis and Wavertree Athletics Centres. Smithdown Road and Picton Road provide a wide variety of pubs, bars, eateries and shops, including a large Asda Supermarket, and a library. Schools include the historic Blue Coat School and King David High School. Wavertree Technology Park train station has regular services into Liverpool and out to Manchester, buses into the City are frequent and take less than 15 minutes. As with all of south Liverpool, the M62 and John Lennon Airport are also easily reached.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

Floor Plan

Awaiting Image.

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.